

MEMORANDUM

DATE: August 20, 2018
TO: Chairman and Members, Committee of Adjustment
FILE: A/116/18
ADDRESS: 137 Sherwood Forest Drive, Markham
HEARING DATE: Wednesday August 29, 2018

The following comments are provided on behalf of the East Team:

The applicant is requesting relief from requirements of By-law 1229, as amended, to permit:

- a) **Infill By-law 99-90, Section 1.2 (iii):** a maximum building depth of 17.53 m, whereas the By-law permits a maximum building depth of 16.8 m;
- b) **Infill By-law 99-90, Section 1.2 (vi):** a maximum net floor area ratio of 55.1 percent, whereas the By-law permits a maximum net floor area ratio of 45 percent;
- c) **Section 6.1 (a):** a secondary suite (basement apartment), whereas the By-law does not permit secondary suites;

as they relate to a proposed basement apartment, second-storey addition and garage extension to a residential dwelling.

Comments

The applicant is proposing to construct a second storey addition over the existing 1-storey detached house and a garage extension (See Appendix 'A'). The applicant is also requesting permission for a secondary suite in the basement of the existing dwelling. The proposed secondary suite would have direct and separate access provided by a proposed entrance at the rear of the building.

To facilitate the proposed addition, the applicant has submitted a variance application requesting relief from By-law 1229, as amended, as described above.

Staff have concerns with the requests relating to the scale and massing of the proposed addition and the proposed garage projection. Staff met with the applicant to discuss these concerns and are awaiting revised drawings. Staff recommend deferral to provide adequate time for the applicant to submit revised drawings and for staff to have the opportunity to review the revised drawings and prepare a staff report.

PREPARED BY:


Aqsa Malik, Planner, Zoning and Special Projects

REVIEWED BY:


Stacia Muradali, Senior Planner, East District

SECOND STORY ADDITION & GARAGE EXTENSION

137 SHERWOOD FOREST DRIVE, MARKHAM

LOT INFORMATION	
Lot Frontage	60 ft
Lot Depth	110 ft
Lot Area	6600 SF

FLOOR AREAS	Area	% of Lot Area	Remarks
Ground Floor Area (Proposed & Existing)	1,275 SF		
Existing Garage Area	300 SF		
Proposed Garage Area	672.36 SF		
Garage Addition	372.36 SF		
Proposed 2nd Story Area	1,536.82 SF		Excluding 37 SF Balcony
Open to Below/Double Height Area	571.78 SF		
Proposed Front Porch	40 SF	0.61%	
Proposed Covered Patio (inbetween Garage & Kitchen)	111 SF	1.68%	

List of Drawings
A 00: Cover Page
A 01: Existing Site Plan
A 02: Proposed Extensions
A 03: Proposed Site Plan
A 04: Elevation West & Building Height
A 05: Elevation North, East & South
A 06: Finished Site Layout
A 07: Basement Plan
A 08: Proposed First Floor Plan
A 09: Proposed 2nd Floor Plan

SETBACKS, BUILDING HEIGHT, LOT COVERAGE & NFA	Min. Req.	Max. Req.	Proposed	Remarks
Setback - Front Yard	25 ft	N/A	25 ft 6 in	Existing 30 ft 6" per survey. Proposed setback excludes porch stair 18"
Setback - Side Yard West/Garage Side (1-story portion)	4 ft		5 ft 1 in	
Setback - Side Yard West/Garage Side (2-story portion)	6 ft		6 ft 7 in	
Setback - Side Yard East Side (1-story portion)	4 ft		7 ft 0 in	
Setback - Side Yard East Side (2-story portion)	6 ft		8 ft 0 in	
No. of Stoteys		2	2	
Building Height		9.8m or 32 ft	31 ft 10 in	
Building Depth		16.8m or 55 ft	57 ft 6 in	Including 18 inch stair of porch toward front lot line
Lot Coverage		35%	31.79%	1,275 SF Ground Fl, 672.36 SF Garage & 111 SF Covered Patio, 40 SF Porch
Net Floor Area Ratio (Excluding Covered Porch & Patio)		45%	52.79%	3,484.18 SF.
Net Floor Area Ratio (Including Covered Porch & Patio)		45%	55.08%	3,635.18 SF (including 40 SF Porch & 111 SF Covered Patio)

REVISIONS	
NO./DATE	REMARKS
1	07/25/2018 REVISED FOR ZONING REVIEW
2	07/25/2018 REVISED FOR MINOR VARIANCE APPLICATION
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**SECOND STORY ADDITION &
GARAGE EXTENSION**

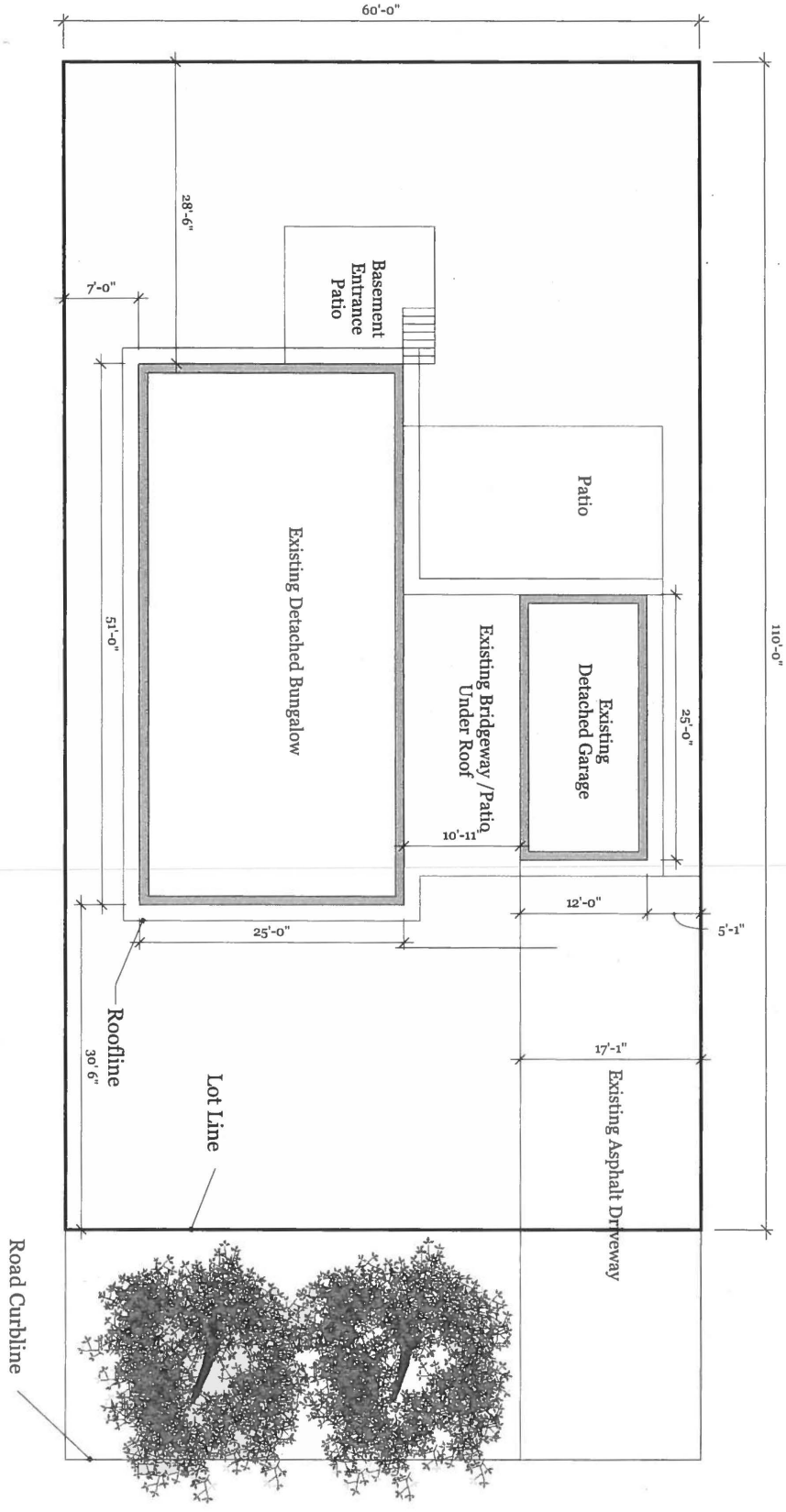
ADDRESS: 137 SHERWOOD FOREST DRIVE, MARKHAM



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11/15/18



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Existing Site Plan
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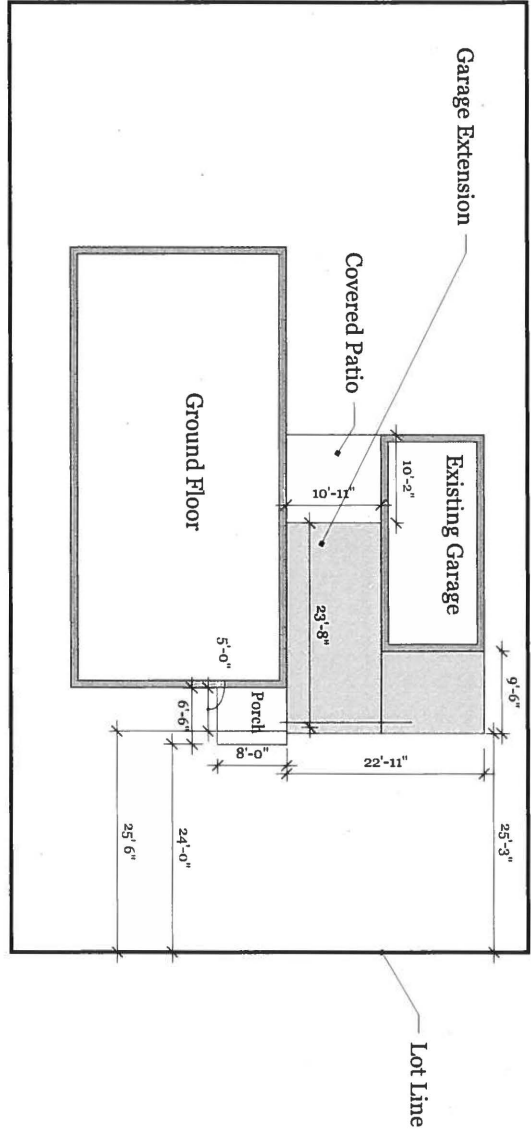
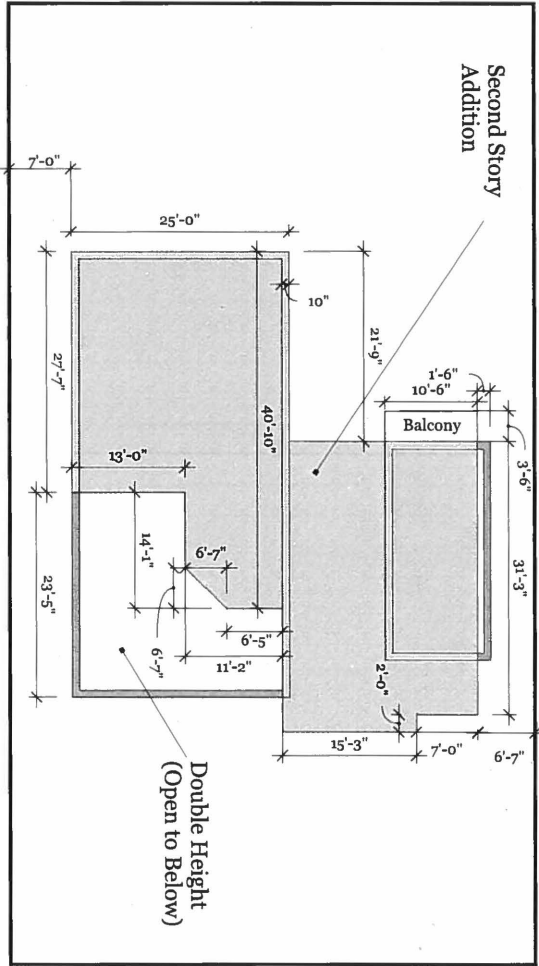
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Proposed Extensions
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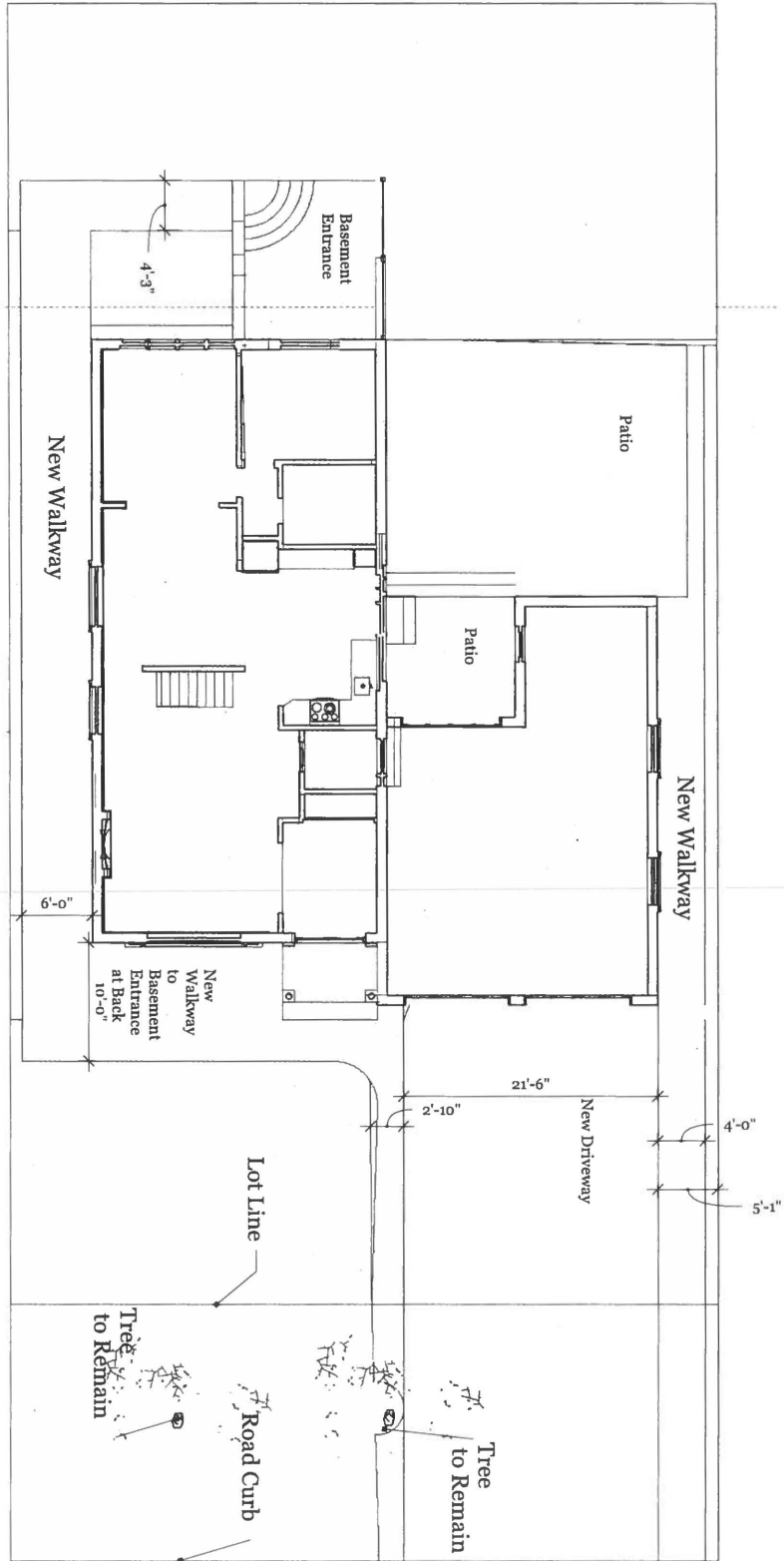
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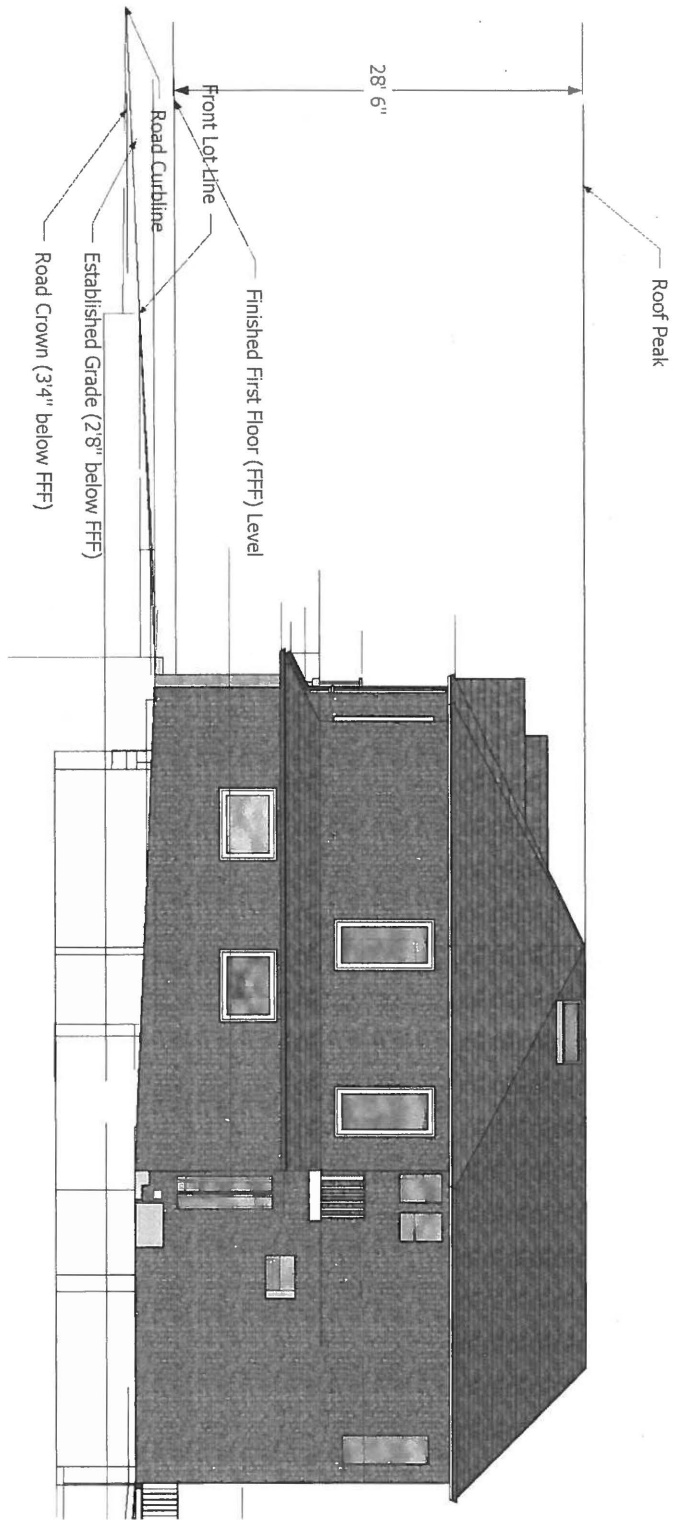
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Proposed Site Plan
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Elevation - West & Building Height

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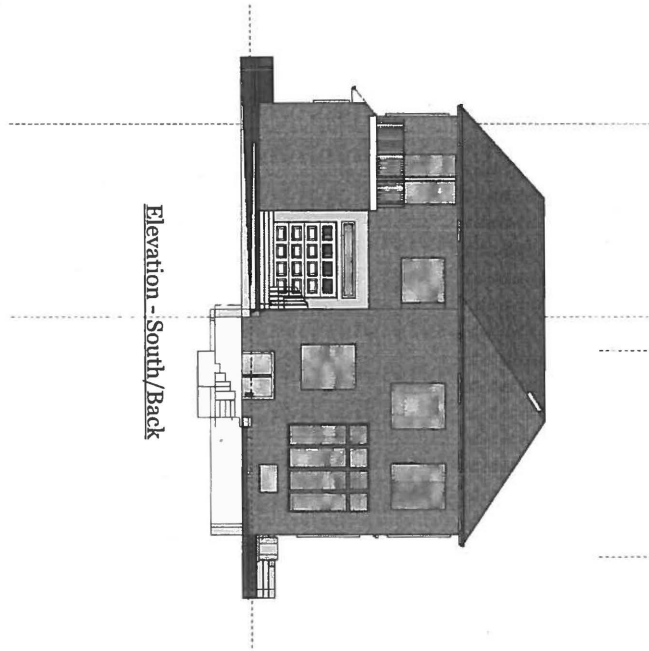


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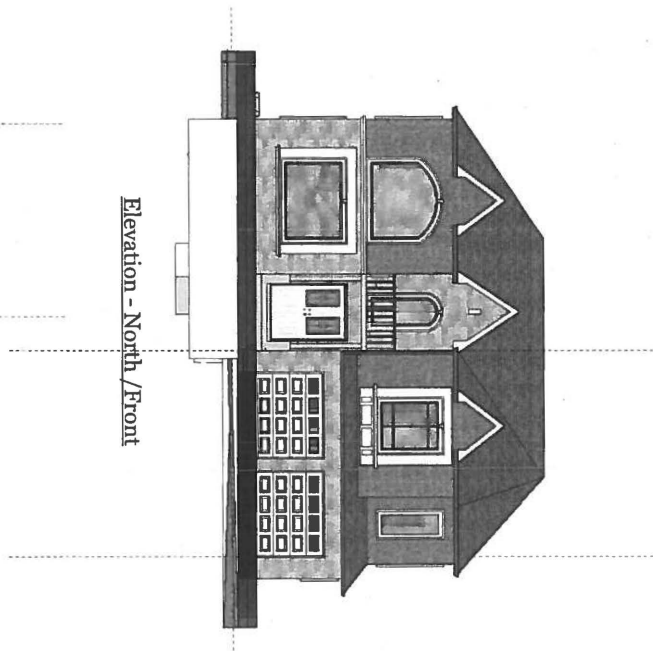
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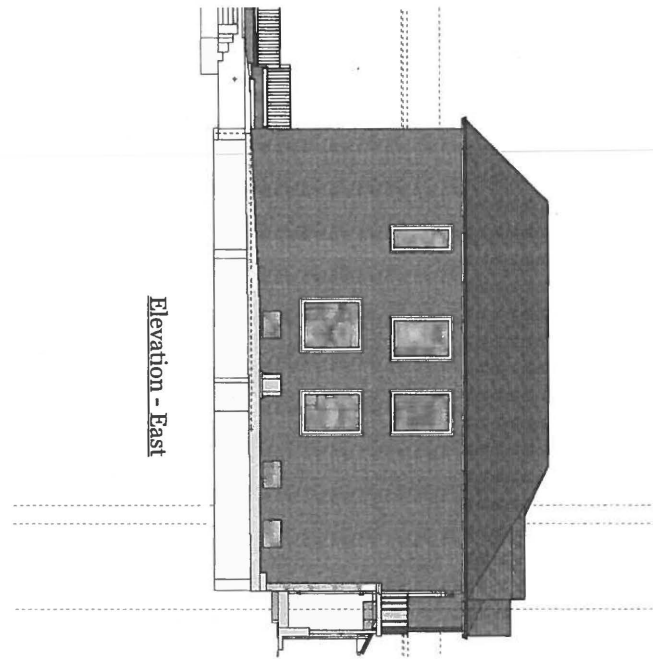
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Elevation - South/Back

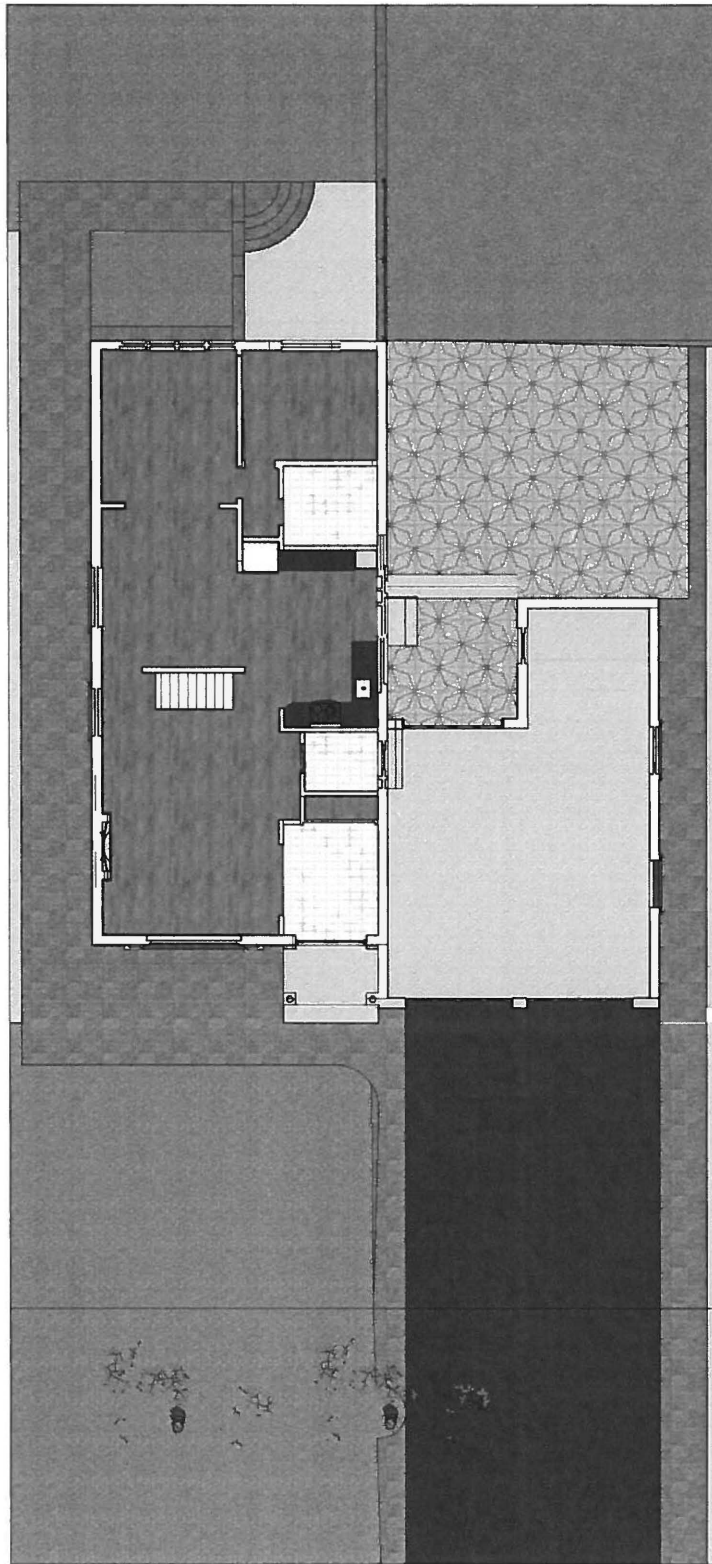


Elevation - North /Front



Elevation - East

A 05	Elevation_North, East & South		SECOND STORY ADDITION & GARAGE EXTENSION	REVISIONS													
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Finished Site Layout
Not to Scale

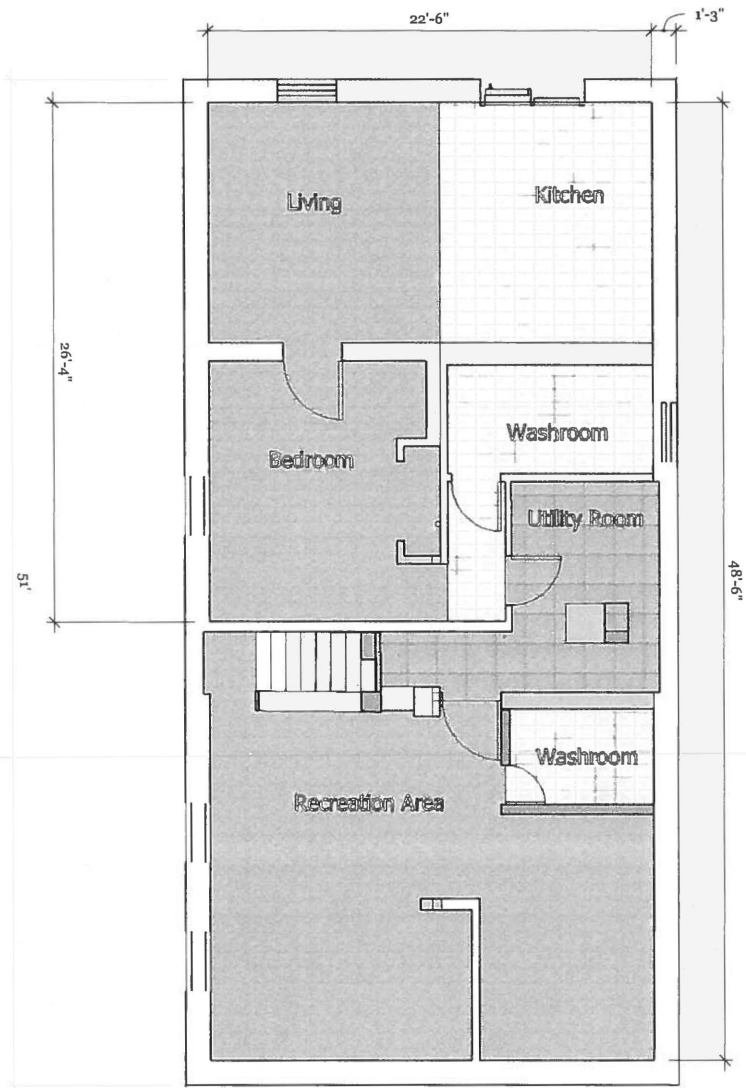
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Basement Plan
Not to Scale

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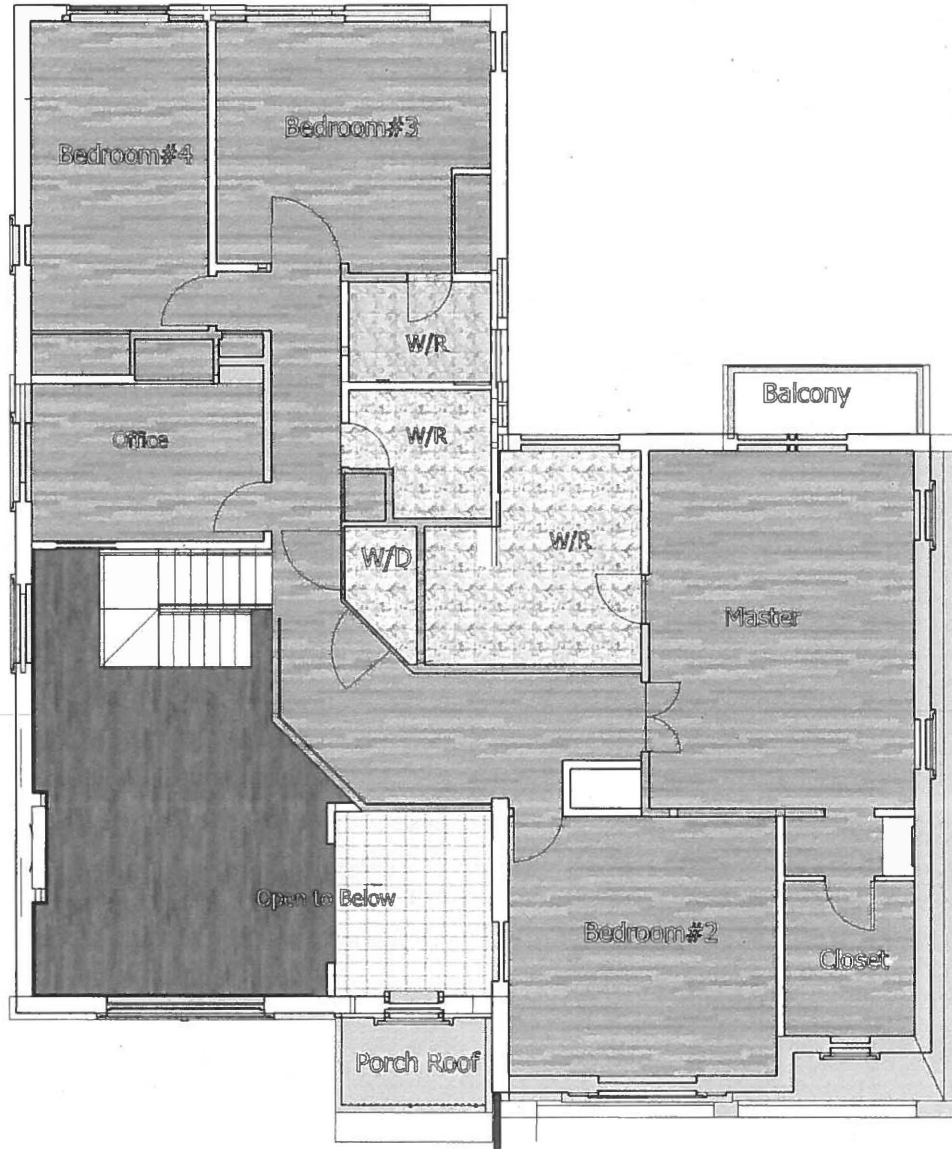
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Proposed First Floor Plan
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Proposed 2nd Floor Plan
Not to Scale

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